

THE MILLS TEAM

is proud to present

15 ASHALL
BOULEVARD





WELCOME HOME

- This stunning 3-bedroom, 3 full bathroom Parkview Hills gem, perfect for families, entertaining, or for investment income potential
- A private retreat featuring an in-ground pool surrounded by a walk-out deck and ample entertaining space – ideal for summer gatherings, BBQs, or simply relaxing in the sun
- This home is larger than most with a big main floor and lower-level addition for 1,622 sq ft of living space
- It features a sunny south exposure for all day sun and great natural light on a 40-foot by 110-foot lot
- Inside, you'll find a renovated kitchen complete with granite countertops, abundant storage, and stylish finishes
- The pot lights, two skylights, and plenty of living space ensure the home feels bright and airy year-round
- Enjoy the convenience of a main floor bedroom or home office with two additional large bedrooms upstairs, and a full bathroom on each floor
- Don't miss the separate entrance to the large lower level which gives added flexibility - great for in-laws, a home office, or potential income
- Move-in ready and thoughtfully updated, this home offers comfort, character, and the perfect backyard escape just in time for summer
- Explore this family friendly neighbourhood, the scenic trails of Taylor Creek Park, access the DVP and TTC, and the amazing nearby local shops

RECENT IMPROVEMENTS AND RENOVATIONS:

- Professional painting throughout (2025)
- New air conditioner and plumbing (2021)
- New furnace (2021)
- Replaced windows (2005)
- Updated electrical wiring to 200 amp service (2005)



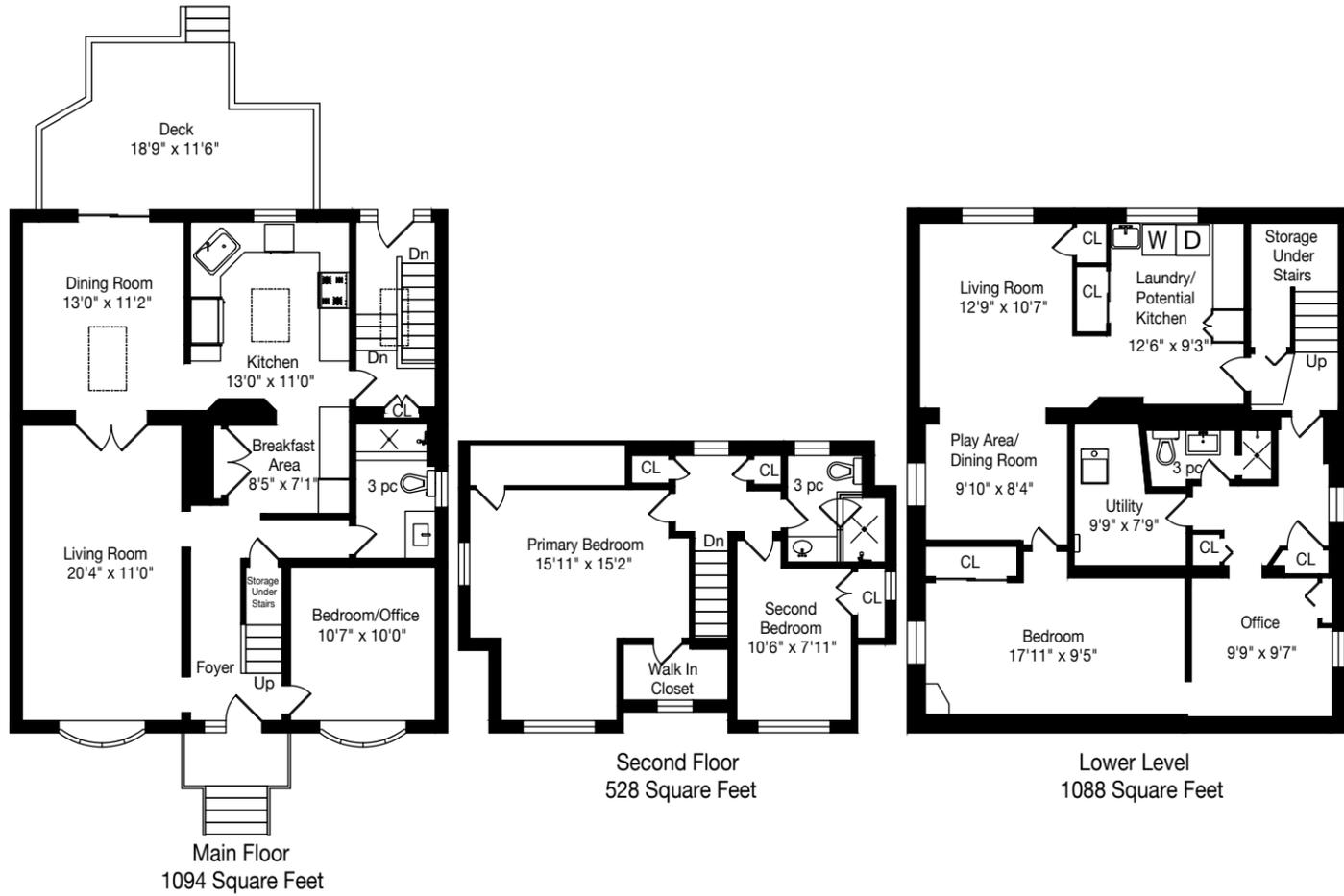
ADDITIONAL INFO

- Property Taxes:** \$6,688.75 (Annual in 2025)
- Lot Size:** 40 feet x 110feet
- Parking:** Private driveway and parking for one car
- Square Footage:** 1,622 sq ft upper with 1,088 sq ft lower per floor plans
- Possession:** 30-60 Days or to be arranged
- Heating:** Forced air gas furnace and central air conditioning
- Inclusions:** Refrigerator (G.E.), Stove/Oven (Jenn Air), Hood Exhaust, Dishwasher (Maytag), Washer and Dryer (Maytag), All Built-In and Attached Shelving, All Electric Light Fixtures, All Window Blinds and Curtains, Satellite Dish, Water Softener, Pool Vacuum Equipment, Pool Solar Blanket, Garden Shed, City of Toronto Garbage and Recycling Bins
- Exclusions:** None
- Rental Equipment:** Hot Water Tank (Approximately \$52.00/month)

A Home Inspection Report dated June 12, 2025, is available for your convenience and information purposes only. Any reliance on this Report and its contents is at the Buyer's own discretion.

E & OE







SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



Presteign Heights Elementary School

Designated Catchment School
Grades PK to 5
2570 St Clair Ave E

Gordon A. Brown Middle School

Designated Catchment School
Grades 6 to 8
2800 St Clair Ave E

East York Collegiate Institute

Designated Catchment School
Grades 9 to 12
650 Cosburn Ave

ÉE Jeanne-Lajoie

Designated Catchment School
Grades PK to 6
150 Carnforth Rd

ÉS Michelle-O'Bonsawin

Designated Catchment School
Grades 7 to 9
24 Mountjoy Ave

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Other Local Schools

Danforth Collegiate and Technical Institute

Grades 9 to 12
800 Greenwood Ave

Kapapamahchakwew - Wandering Spirit School

Grades PK to 12
16 Phin Ave

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Charles Sauriol Conservation Area

1 Old Lawrence Ave
3 mins

Taylor Creek Park

260 Dawes Rd
8 mins

Stan Wadlow Park

373 Cedarvale Ave
11 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|-----------------|-------------------|
| 1 Playground | 6 Ball Diamonds |
| 1 Dog Park | 1 Sports Field |
| 1 Pool | 1 Splash Pad |
| 1 Arena | 1 Skateboard Park |
| 1 Rink | 3 Sports Courts |
| 4 Tennis Courts | 3 Trails |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 32 minute walk away.

Nearest Rail Transit Stop

Woodbine Station

Nearest Street Level Transit Stop

Hackberry St At Woodbine Heights Blvd



3 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 4.28km.

Toronto East Health Network - Michael Garron Hospital

825 Coxwell Ave

Fire Station

1313 Woodbine Ave

Police Station

101 Coxwell Ave



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THE MILLS TEAM



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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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